

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Proposed Ordinance 2020-0032, AN ORDINANCE relating to development regulations; adopting provisions for a microhousing demonstration project.

2. Name of applicant:

King County

3. Address and phone number of applicant and contact person:

Harry Reinert
King County Permitting Division
35030 SE Douglas St, Suite 210, Snoqualmie, WA 98065
206-263-3671

4. Date checklist prepared:

April 30, 2020

5. Agency requesting checklist:

King County

6. Proposed timing or schedule (including phasing, if applicable):

The Proposed Ordinance is scheduled to be adopted by the King County Council in June 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes. The Proposed Ordinance authorizes a process for approving two residential developments, one in urban King County and one in a rural town in King County. Each development will require permits from King County and be required to comply with King County's development regulations.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

This is a non-project action. No environmental information has been prepared for the demonstration project proposed in urban King County. The demonstration project proposed in a rural town in King County (Island Center Apartments) is being reviewed by the King County Department of Community and Human Services under the National Environmental Protection Act due to receipt of federal funds to support the project. Each development will be subject to environmental review as part of the permit review process and will be required to comply with King County development regulations. As of the date of this checklist, that review has not been completed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a non-project action. A site has not been selected for the demonstration project proposed for urban King County. There are no other known proposals affecting the rural town King County demonstration project area.

10. List any government approvals or permits that will be needed for your proposal, if known.

This is a non-project action. Adoption of the Proposed Ordinance by the King County Council is required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action authorizing two microhousing demonstration projects, one in urban King County and the other in a rural town in King County.

The purpose of the demonstration projects is to test the viability of affordable housing models that are not allowed under current King County regulations.

- The project in urban King County is limited to a maximum of 60 sleeping and dwelling units. The building may be no more than 60 feet in height. The units shall not exceed 220 sq. ft. of floor area.
- The project in a rural town in King County is limited to no more than 40 sleeping and dwelling units in no more than five buildings. Except for accessible units, the units shall not exceed 350 sq. ft. of floor area.
- The projects are required to have shared kitchen, living, and laundry facilities.
- Permit applicants must propose measures they will take to ensure rents remain affordable, reduce risk of displacing area residents, involve the community in the development, and gather information to assist in evaluating the demonstration project ordinance.
- The proposed ordinance authorizes the King County Permitting Division to waive or alter some development standards for each project if Permitting determines that the project will be consistent with general health, safety and public welfare standards and will not violate state or federal law.
- Development standards that may be waived or altered include: drainage standards; road standards; building code; and land use development regulations relating to permitted uses, density and dimensions, design standards, landscaping, parking, and school impact fees.
- Each demonstration projects is reviewed as a Type 2 land use decision, allowing an appeal of the Permitting Division's decision to the Hearing Examiner.
- The Permitting Division must evaluate each project to determine the degree to which it will increase the range of healthy affordable housing, provide housing for low to moderate income households, provide lower rent housing options, meet environmental building standards, and provide attractive and well-designed buildings.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The demonstration projects are limited to two areas in King County.

The urban King County project area is limited to the White Center neighborhood and is generally bounded by SW Roxbury Street on the North, 12th Ave SW on the East, SW 107th Street on the South,

and 19th Ave SW on the West. The rural town King County project area is limited to two parcels located in Vashon Rural Town on Vashon Island. The two parcels are located at the Northwest corner of the intersection of Vashon Highway SW and SW 188th Street.

Maps and parcel numbers for both projects can be found with the proposed ordinance on the County's website at:

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=4290016&GUID=F4971AB1-8D3A-4570-92F9-39A3EC643BFB&Options=Advanced&Search=>

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This is a non-project action. Both demonstration project areas are relatively flat.

b. What is the steepest slope on the site (approximate percent slope)?

This is a non-project action. Neither demonstration project area has steep slopes.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

This is a non-project action. The urban King County demonstration project site has not been selected. Therefore, soils information is not available. The rural town King County demonstration project area soil is a mix of bearing-competent medium-dense to dense native soil, with some shallow patches of fill near the surface. The site soils are not highly organic or located near salt water. Neither demonstration project site has agricultural soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

This is a non-project action. There are no surface indications of unstable soils in the vicinity of either demonstration project area.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This is a non-project action. King County has adopted development regulations governing filling, excavation, and grading. A demonstration project will be required to comply with those regulations as part of permit review.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

This is a non-project action. King County has adopted development regulations governing erosion from development projects. A demonstration project will be required to comply with those regulations as part of permit review.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This is a non-project action. King County has adopted regulations establishing maximum levels of impervious surfaces that are allowed. A demonstration project will be required to comply with those regulations as part of permit review.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This is a non-project action. King County has adopted development regulations governing erosion from development projects. A demonstration project will be required to comply with those regulations as part of permit review.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action. The demonstration projects are for residential construction and any air emissions are those that would be typical of that type of construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No. This is a non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This is a non-project action. King County will review potential air emissions from each demonstration project during permit review and establish measures to reduce or control emissions during project review.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a non-project action. The urban King County demonstration project area is adjacent to White Center Pond Natural Area. There are no streams that flow into or out of the Pond. The rural town King County demonstration project area is not adjacent to or in the immediate vicinity of any surface water body.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a non-project action. The location of the urban King County demonstration project will not be known until the project applicant identifies a specific parcel. The rural town King County demonstration project is not adjacent to any surface water bodies.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project action. There are no known surface waters or wetlands in either demonstration project areas. No fill or dredge material will be placed or removed from surface water or wetlands by either of two projects authorized by the proposed ordinance.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No. This is a non-project action. Neither demonstration project will require surface water withdrawals.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No. This is a non-project action. Neither demonstration project area is located within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No. This is a non-project action. Neither demonstration project will discharge waste materials to surface waters.

b. Ground Water: [help](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. This is a non-project action. Each demonstration project will be connected to a public water system.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is a non-project action. Each demonstration project will be connected to a public sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project action. King County has adopted development regulations governing surface water runoff from construction sites and new developments. A demonstration project will be required to comply with those regulations as part of permit review

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No. This is a non-project action. King County has adopted development regulations governing surface water runoff from construction sites and new developments. A demonstration project will be required to comply with those regulations as part of permit review.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. This is a non-project action. King County has adopted development regulations governing surface water runoff from construction sites and new developments. A demonstration project will be required to comply with those regulations as part of permit review.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a non-project action. King County has adopted development regulations governing surface water runoff from construction sites and new developments. A demonstration project will be required to comply with those regulations as part of permit review.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

This is a non-project action. The location of the urban King County demonstration project will not be known until the project applicant identifies a specific parcel. The type of vegetation will not be known until the site is identified. The rural town King County demonstration project site is mostly lawn with some trees and shrubs, mostly on the perimeter of the site.

- b. What kind and amount of vegetation will be removed or altered?

This is a non-project action. King County has adopted development regulations governing vegetation removal. A demonstration project will be required to comply with those regulations as part of permit review.

- c. List threatened and endangered species known to be on or near the site.

This is a non-project action. King County is home to a number of threatened and endangered species, including chinook salmon, Puget Sound orca, and Bald eagles. No threatened and endangered species are known to be on or near either demonstration project site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This is a non-project action. King County development regulations include provisions to preserve and enhance vegetation. A demonstration project will be required to comply with those regulations as part of permit review.

- e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action. Within the urban King County demonstration project area, there are reports of giant hogweed. Within the rural town King County demonstration project area, there are reports of tansy ragwort.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

This is a non-project action. There are no known observations of birds or other animals on or near either demonstration project area.

- b. List any threatened and endangered species known to be on or near the site.

This is a non-project action. King County is home to a number of threatened and endangered species, including chinook salmon, Puget Sound orca, and Bald eagles. No threatened and endangered species are known to be on or near either demonstration project area.

- c. Is the site part of a migration route? If so, explain.

This is a non-project action. Neither demonstration project area is known to be part of a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

This is a non-project action. King County development regulations include provisions to preserve and enhance wildlife. A demonstration project will be required to comply with those regulations as part of permit review.

- e. List any invasive animal species known to be on or near the site.

This is a non-project action. There are no known invasive animal species on or near either demonstration project area.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action. The two projects are residential uses. The urban King County demonstration project area has access to electricity and natural gas for heating and residential uses. The rural town King County demonstration project area has access to electricity for all residential uses. The rural town King County demonstration project is proposing installation of solar photovoltaic panels as part of the demonstration project.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This is a non-project action. The urban King County demonstration project allows for the construction of a building of up to sixty feet. A structure of this height, depending on where it is located, could affect the potential use of solar energy on an adjacent property. The rural town King County demonstration project allows for buildings of no more than two stories and would not affect the potential use of solar energy on adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

This is a non-project action. The proposed ordinance requires the urban King County demonstration project to comply with standards for sustainable construction established by the Built Green program. The proposed ordinance requires the rural town King County demonstration project to meet the sustainable development standards adopted by the Washington Department of Commerce.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

This is a non-project action. The two demonstration projects are residential developments and are not likely to result in any environmental health hazards.

- 1) Describe any known or possible contamination at the site from present or past uses.

This is a non-project action. The exact location of the urban King County demonstration project site has not been determined. Contamination issues related to present or past uses once a site has been selected will be evaluated during project review. The rural town King County demonstration project area is in the path of potential contamination from the Tacoma Smelter Plume, but no contamination has been detected in the demonstration project area.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. There are no known existing hazardous chemicals or conditions in the vicinity of either demonstration project area.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. The two demonstration projects are residential developments. Hazardous or toxic chemicals that are used in the ordinary course of residential construction may be stored or used during the development of the two projects, but are not likely to be used during the operating life of either project.

- 4) Describe special emergency services that might be required.

This is a non-project action. No special emergency services should be required during development or operation of either demonstration project.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. King County development regulations establish standards for reducing and controlling environmental health hazards. A demonstration project will be required to comply with those regulations as part of permit review.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action. The urban King County demonstration project site has not been selected. The urban demonstration project area has a variety of urban uses, including commercial, residential, recreation, and light industrial. The types of noise present are those typical of an urban environment. The rural town King County demonstration project area is located on a rural arterial. Road noise is the predominant type of noise affecting the site, with buses and trucks causing the most noise. A public airport for private aircraft is located in the vicinity. Flights from the airport average around 38 per week.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a non-project action. The demonstration projects will be residential developments. During construction, there will be noise typical of residential construction. Upon completion, neither demonstration project should generate any significant noise.

- 3) Proposed measures to reduce or control noise impacts, if any:

This is a non-project action. During construction, King County regulations governing noise impacts of construction will apply to both demonstration projects. Upon completion, no significant noise impacts are expected from the demonstration projects.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project action. As proposed by the King County Executive, the urban King County demonstration project area has a variety of uses, including residential, commercial, and industrial. The King County Council is considering an amendment which would remove industrial zoned parcels from the demonstration project area. The specific location of the development project has not been determined, so the current use of the site and adjacent properties is unknown. The rural town King County demonstration project area has a residential use. Neither demonstration project is expected to affect current uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. Neither demonstration project area has been used as working farmlands or forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a non-project action. There are no working farm or forest lands in the vicinity of either demonstration project area.

- c. Describe any structures on the site.

This is a non-project action. The urban King County demonstration project site has not been selected. The rural town King County demonstration project area has a single abandoned residential building on one parcel.

- d. Will any structures be demolished? If so, what?

This is a non-project action. The urban King County demonstration project site has not been selected. If there are any structures on the selected site, it is likely they will be demolished. The residential structure on the rural town King County demonstration project site is expected to be demolished. It has been abandoned and is currently unoccupied.

- e. What is the current zoning classification of the site?

This is a non-project action. As proposed by the King County Executive, the urban King County demonstration project area includes properties zoned residential, community business, and industrial. The King County Council is considering an amendment which would remove industrial zoned parcels from the demonstration project area. The rural town King County demonstration project area is zoned residential.

- f. What is the current comprehensive plan designation of the site?

This is a non-project action. The urban King County demonstration project area includes properties with comprehensive plan designations of unincorporated activity center and urban residential medium. The rural town King County demonstration project area has a comprehensive plan designation of rural town.

g. If applicable, what is the current shoreline master program designation of the site?

This is a non-project action. Neither demonstration project area is located within the shorelines of the state.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project action. No critical areas have been identified within the urban King County demonstration project area. The rural town King County demonstration project area is included in the Critical Aquifer Recharge Area that applies to all of Vashon Island. There are no other known critical areas on the rural town King County demonstration project area.

i. Approximately how many people would reside or work in the completed project?

This is a non-project action. Both projects are residential proposals. The urban King County demonstration project may include residential space for up to sixty people. The rural town King County demonstration project is expected to include residential space for up to forty people.

j. Approximately how many people would the completed project displace?

This is a non-project action. The specific location of the urban demonstration project has not been identified. The highest residential density in the project area allows 24 dwelling units per acre on residential zoned parcels and up to 72 dwelling units per acre on community business zoned parcels under limited circumstances. The rural site currently has an abandoned residential structure.

k. Proposed measures to avoid or reduce displacement impacts, if any:

This is a non-project action. The proposed ordinance includes provisions that require project proponents to propose measures, which must be approved by King County, to reduce displacement of residents.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a non-project action. King County has adopted development regulations to ensure that new developments are compatible with existing and projected land uses. A demonstration project will be required to comply with those regulations as part of permit review.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. There are no agricultural or forest lands of long term commercial significance affected by either demonstration project area.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a non-project action. The urban King County demonstration project may include up to sixty units and the rural town King County demonstration project may include up to forty units. The proposed ordinance seeks to encourage development of housing that is affordable to low and moderate income individuals. The rural town King County demonstration project has received funding from King County and Washington State that makes this an explicit requirement. The urban King County demonstration project will use design measures, such as smaller units and shared facilities, to keep prices down.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This is a non-project action. The specific location of the urban demonstration project has not been identified. The rural town demonstration project has an abandoned four plex of below average construction that, if habitable, most likely would serve as low income housing. Each demonstration project is likely to result in a net increase in the amount of available housing and the housing is expected to serve low and middle income households.

- c. Proposed measures to reduce or control housing impacts, if any:

This is a non-project action. The proposed ordinance requires King County to evaluate each demonstration project to determine the extent to which it will increase the range of affordable housing, provide options for low and moderate income households, provide for development of lower rent housing options, and provide attractive and well-designed development.

10. *Aesthetics* [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. King County has adopted development standards establishing height standards for different zoning classifications. The proposed ordinance sets sixty feet as the maximum height for the demonstration project in the urban King County demonstration project area. In the rural town King County demonstration area, the base height is 35 feet. Details concerning building materials will be addressed during permit review on each project.

- b. What views in the immediate vicinity would be altered or obstructed?

This is a non-project action. Neither demonstration project site has views that are likely to be altered.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

This is a non-project action. Measures to reduce or control aesthetic impacts will be addressed during project review on each demonstration project.

11. *Light and Glare* [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project action. Each demonstration project is a residential development. The light and glare each produces is expected to be that typical of that kind of use.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

This is a non-project action. It is not expected that either demonstration project will result in light or glare that will present a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

This is a non-project action. Neither demonstration project is expected to be affected by off-site sources of light or glare.

d. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. Neither demonstration project is expected to result in light and glare impacts beyond those typical of residential development.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a non-project action. There are two King County parks and a natural area in the vicinity of the urban King County demonstration project area. There are two natural areas and a demonstration forest site in the vicinity of the rural town King County demonstration project area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This is a non-project action. Neither demonstration project is expected to displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. Neither demonstration projects is expected to have adverse impacts on recreation or recreation opportunities.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

This is a non-project action. The specific location of the urban demonstration project has not been identified. King County has development regulations governing development on sites listed on a historic register. If the urban project is proposed on a site that includes a building, structure, or site that is eligible for listing on a historic preservation register, King County will evaluate the project under its existing regulations. The rural town King County demonstration project area has no known buildings or structures eligible for listing on a historic register.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. King County has development regulations governing development on sites with evidence of Indian or historic use or occupation listed on a historic register. King County will evaluate each demonstration project under its existing regulations.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. King County consults with the Washington State Department of Archaeology and Historic Preservation to identify sites that may have cultural and historic resources or may be affected by development.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a non-project action. King County will address potential impacts to cultural or historic resources during permit review on each demonstration project.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The specific location of the urban King County demonstration project has not been identified. The rural town King County demonstration project is proposed for the Northwest Corner of the intersection of Vashon Highway SW and SW 188th Street. Under existing King County regulations, access to the project site will be from SW 188th Street.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

This is a non-project action. Both demonstration project sites are served by public transit on weekdays and weekends.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This is a non-project action. The specific location of the urban King County demonstration project has not been identified. The urban King County demonstration project may not include additional parking spaces. The rural town King County demonstration project may include up to twenty parking spaces and eliminate the existing four parking spaces on site.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action. King County has development regulations establishing road standards. A demonstration project will be required to comply with those regulations as part of permit review.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action. Neither demonstration project area is located in the immediate vicinity of water, rail or air transportation facilities.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action. King County has development regulations establishing standards for evaluating the impacts to transportation facilities. A demonstration project will be required to comply with those regulations as part of permit review.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action. Neither project is expected to affect or be affected by the movement of agricultural or forest products.

- h. Proposed measures to reduce or control transportation impacts, if any:

This is a non-project action. King County has development regulations establishing standards for evaluating the impacts to transportation facilities. A demonstration project will be required to comply with those regulations as part of permit review.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This is a non-project action. King County has development regulations for evaluating the impacts to public services. A demonstration project will be evaluated under those regulations as part of permit review.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. King County has development regulations establishing standards for evaluating and mitigating the impacts to public services. A demonstration project will be required to comply with those regulations as part of permit review.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

This is a non-project action. The urban project area is served by electricity, natural gas, public water, refuse collection, telephone and sanitary sewer. The rural town project area is served by electricity, public water, refuse collection, telephone and sanitary sewer.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. The utilities proposed for each site are those listed under Sec. 16.a.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Harry Reinert

Position and Agency/Organization: Project/Program Manager IV / King County Department of Local Services / Permitting Division

Date Submitted: April 30, 2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The non-project action will potentially result in the construction of two residential developments, one in urban King County and one in rural town King County. The likely discharges to the air and water are those that are normal during construction and operation of a residential development.

Proposed measures to avoid or reduce such increases are:

King County has adopted development regulations designed to identify and mitigate the impacts of development to the air and water and will apply those standards during project review for each demonstration project.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The non-project action will potentially result in the construction of two residential developments, one in urban King County and one in a rural town in King County. The likely impacts to plants, animals, fish and marine life are those that are normal during construction and operation of a residential development.

Neither of the two project sites is located in the vicinity of a water body and are unlikely to impact fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

King County has adopted development regulations designed to identify and mitigate the impacts of plant and animal life and will apply those standards during project review for each demonstration project.

3. How would the proposal be likely to deplete energy or natural resources?

The non-project action will potentially result in the construction of two residential developments, one in urban King County and one in a rural town in King County. The projects are unlikely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

The proposed ordinance requires the projects approved under the ordinance to meet specific sustainable development standards. See response to Sec. B.6. above.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The urban King County demonstration project area has no known environmentally sensitive areas. There is an environmentally sensitive area, White Center Natural Pond, adjacent to the demonstration project area. The rural town King County demonstration project area is located on Vashon Island, all of which has been designated as a Critical Aquifer Recharge Area. Any development in a critical aquifer recharge area has the potential to adversely affect that critical area by introducing contaminants or causing a reduction in recharging of the aquifer. There are no other known environmentally sensitive areas in that demonstration project area.

Proposed measures to protect such resources or to avoid or reduce impacts are:

King County has adopted development regulations designed to protect and mitigate the impacts to critical areas and has adopted specific standards to protect the critical aquifer recharge area on Vashon Island. During project review for each demonstration project, King County will apply its existing regulations to identify and mitigate impacts to critical areas or other environmentally sensitive resources.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed ordinance amends King County's zoning code to allow a type of residential development that is not currently specifically authorized under its development regulations. The proposed ordinance supports one of the goals of King County's Comprehensive Plan by establishing standards that may lead to more affordable housing for low and moderate income households. The proposed ordinance will not have effects on shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

There are no expected adverse impacts to shoreline and land use.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

See response to Secs. B.14 and 15 of the SEPA Checklist.

Proposed measures to reduce or respond to such demand(s) are:

See response to Secs. B.14 and 15 of the SEPA Checklist.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed ordinance is not expected to result in conflicts with local, state or federal laws or requirements for the protection of the environment. Local, state and federal environmental protection laws will apply to any projects proposed under the ordinance.